

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	NEWKIRK KAREN				
Owner 2:					
Owner 3:					
Street 1:	79 BOW ST #1				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	ANGULO DOLORES M -		
Owner 2:	COSTA WILLIAM A JR -		
Street 1:	79 BOW ST #1		
Twn/City:	Arlington		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1091 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	----------------	-------	--	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	413,300			413,300
Total Card	0.000	413,300			413,300
Total Parcel	0.000	413,300			413,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		378.83	/Parcel: 378.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	407,200	0	.		407,200	407,200	Year End Roll	12/18/2019
2019	102	FV	441,200	0	.		441,200	441,200	Year End Roll	1/3/2019
2018	102	FV	390,500	0	.		390,500	390,500	Year End Roll	12/20/2017
2017	102	FV	356,100	0	.		356,100	356,100	Year End Roll	1/3/2017
2016	102	FV	356,100	0	.		356,100	356,100	Year End	1/4/2016
2015	102	FV	329,300	0	.		329,300	329,300	Year End Roll	12/11/2014
2014	102	FV	314,300	0	.		314,300	314,300	Year End Roll	12/16/2013
2013	102	FV	314,300	0	.		314,300	314,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

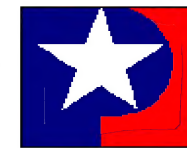
[illegible]

ACTIVITY INFORMATION

[illegible]

PRINT	
Date	Time
12/11/20	04:21:1
LAST REV	
Date	Time
10/03/19	17:02:0
mmcmakin	
14507	

USER DEFINED	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
1	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1927	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.00000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2			Baths: 1			HB				

INTERIOR INFORMATION

Avg Ht/Fl:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		0 %
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26.0
Functional:		0
Economic:		0
Special:		0
Override:		0
	Total:	26.4

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561547
Depreciation:	148248
Depreciated Total:	413299

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	2
Totals				
1		5	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,091	390.290	425,802	
Net Sketched Area:		1,091	Total:	425,802	
Size Ad	1091	Gross Are	1091	FinArea	1091

SUB AREA DETAIL

[illegible]

IMAGE

